



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

Development Review Comments

October 4, 2023

PAM2023-00149

Submission Review Comments

414 – 416 Hungerford Drive

The following are Development Review comments from City of Rockville staff related to the project submission.

Reviewing Staff

Community Planning & Development Services (CPDS)

Project Manager:

Nelson Ortiz, Principal Planner
nortiz@rockvillemd.gov

Comprehensive Planning Reviewer:

Katie Gerbes (KG), Comprehensive Planning Manager
kgerbes@rockvillemd.gov

Forestry Reviewer:

Shaun Ryan (SR), Development Review Supervisor
sryan@rockvillemd.gov

Fire Reviewer:

Charles Biggus (CB), Fire Plans Examiner
cbiggus@rockvillemd.gov

Building Reviewer:

Chris Dempwolf (CD), Buildings Plan Examiner Supervisor
cdempwolf@rockvillemd.gov

Dept. of Public Works (DPW)

Engineering Reviewer:

Sean Murphy (SM), Principal Civil Engineer
smurphy@rockvillemd.gov

Traffic and Transportation Reviewers:

Andrew Luetkemeier (AWL), Principal Transportation Engineer
aluetkemier@rockvillemd.gov

Faramarz Mokhtari (FM), Senior Transportation Planner
fmokhtari@rockvillemd.gov

**Housing and Community
Development (HCD)**

Housing Reviewer:

Punam Thukral (PT), Housing Specialist
pthukral@rockvillemd.gov

Recreation and Parks (RPD)

Parks Reviewer:

Christine Henry (CH), Deputy Director
chenry@rockvillemd.gov

PDS Comments

Development & Zoning

1. The purpose of a Pre-Application Meeting (PAM) with the Development Review Committee (DRC) is not to approve/disapprove aspects of a development plan. It is a meeting that provides an early opportunity for City Staff to give general advice to an applicant in the preparation of a site plan, project plan, or special exception, to discuss the application process and schedule going forward, and to address any concerns raised by the community. Staff strives to identify major issues but does not perform a full and complete review for compliance with all aspects of the code, which is done at the application phase.
 - a. The subject site is currently designated OCRM (Office Commercial Residential Mix) and CRM (Commercial Residential Mix) by the Comprehensive Plan and is zoned MXCD (Mixed-Use Corridor District). Additionally, the site is located within the Town Center Performance District.
 - b. An 8-story, 345 dwelling unit, multi-family building with onsite amenities and structured parking as well as open space and the dedication of Maryland Avenue extension is proposed.
 - c. Per Sec. 25.13.03, multi-unit dwelling is a permitted use in the MXCD zone.
2. Per Sec. 25.07.02, the proposed development appears to have a point valuation of 9. A Level 2 site plan based on the point valuation and Sec. 25.07.02.b.3 that states “for any property within the Town Center Performance District any development application that totals between one (1) and fifteen (15) points will be acted upon by the Approving Authority under the Level 2 site plan process”.
 - a. Tract size of 2.6 to 5 acres = 3
 - b. 345 or greater dwelling units = 4
 - c. No non-residential space = 0
 - d. Residential Impact Area = 2¹
 - e. Traffic Impact of fewer than 30 trips (reduction from previous use) = 0
 - f. Points Total = 9
3. Land Use Planning Process:
 - a. A Level 2 site plan application is required following finalization of PAM2023-00149. Please refer to the Level 2 site plan application checklist for all required submittal items.
 - b. Following approval of the Level 2 Site Plan application, a “signature set” will be required for final approval.
 - c. A Plat will be required to consolidate the Lots 8 and 12, dedication of Maryland Avenue ROW, and possibly park/open space.

¹ Estimated using GIS

4. Land Use Review Timelines:
 - a. Level 2 Site Plan: initial submittal review is 6 weeks; subsequent reviews are 3-4 weeks; final submittal due 7 weeks before the initial Planning Commission hearing.
 - b. Level 2 Site Plan Signature Set: initial submittal review is 2 weeks; subsequent reviews are 1-2 weeks.
 - c. Plat: initial submittal review is 3 weeks; subsequent reviews are 2 weeks; final submittal due 6 weeks before the initial Planning Commission hearing.
 - d. Total typical review timeline is highly variable depending on applicant submittal timelines and responsiveness to City comments and requests.
5. Provide building elevations for all sides. Refer to Sec. 25.13.06.b for aesthetic and visual characteristic guidelines applicable to the proposed multi-family building.
6. Section 25.13.07.b.2 states that “the ground floor must contain retail or service uses dealing directly with the public along those streets designated in the plan as major pedestrian spines...”. The 2001 Town Center Master Plan (TCMP) identifies the Maryland Avenue extension as a major pedestrian spine. The City of Rockville is in the process of updating the TCMP. Recommend further coordination with CPDS – Comprehensive Planning Section.
7. Provide a property survey. Plats No. 9079 and 9506 reference easements on the subject property. Provide status of such easements. Have any easements been relinquished?
8. See plan markups for additional comments.

Comprehensive Planning (KG)

1. This application is largely compliant with the City’s Comprehensive Plan. The application is located within Planning Area 1. Several elements of the project application are compliant with goals, policies, and actions outlined in the Comprehensive Plan.
2. Project 4 within Planning Area 1 calls to, “*design Maryland Avenue as a continuous commercial corridor between East Montgomery Avenue and Dawson Avenue. The extension of Maryland Avenue between Beall Avenue and Dawson Avenue should include streetscape amenities, such as wide sidewalks, significant landscaped areas, street trees, decorative lighting, wayfinding and landmark elements, outdoor seating, on-street parking, and bike facilities.*” (page 260) This is reiterated in Land Use and Urban Design policy #3 within the Planning Area 1 chapter, which states to, “*continue development of the L-shaped ‘spine’, extending along East Montgomery Avenue and Maryland Avenue, with a mix of ground-floor commercial, service, and entertainment uses; and office, residential, and institutional uses located above.*” (page 261)
 - a. The applicant is proposing to continue Maryland Avenue by dedicating land to serve as an extension of the roadway. The 72-foot right of way proposed

by the applicant will contain one lane of traffic in each direction, street parking and a sidewalk buffered by a landscaping strip.

This extension is of great importance to the City. The desire for an extension of Maryland Avenue has been a goal for more than two decades, as it was first introduced in the *2001 Town Center Master Plan*. Staff are encouraged to see the applicant's conformance with this element of the Town Center Master Plan and Comprehensive Plan, as it will assist in completing the street grid in Rockville's downtown.

3. The property is within Focus Area 4 of Planning Area 1 in the Comprehensive Plan. The plans states that, *"redevelopment of property in this area should contribute toward a pedestrian-oriented, urban-scale streetscape. New developments should orient primary building facades and front doors toward a street or public open space to frame the edges of streets, parks, and open spaces, and to foster activated pedestrian areas. Building frontages should include ground-floor uses that attract customers or regular visitors, enhanced pedestrian areas and amenities, attractive landscaping, and bicycle infrastructure."* (page 260) This is further supported by Land Use & Urban Design Policy #4 within Planning Area 1, which states, *"buildings with ground-level parking and blank building walls should not be allowed along street edges, especially along Maryland Avenue, East Middle Lane, North Washington Street, Courthouse Square, and East Montgomery Avenue."* (page 261)
 - a. The applicant is proposing to activate Maryland Avenue by locating the primary building entrance along the street, as well as activate the frontage of the building with amenities and high traffic uses such as lobbies and coworking centers within the building. While Maryland Avenue will be the "front" of the building, the applicant should also take care to treat the building façade along Hungerford Drive with adequate fenestration and design elements so that it is not perceived as the "back" of the building. Ideally an additional entrance to the building will be provided along Hungerford Drive.
4. The Comprehensive Plan states some aggressive goals towards the development of new and additional housing units at a variety of income levels. Specifically, Housing policy 32 states, *"increase the number of residents and housing density in Town Center, to provide additional housing options for residents across the full range of income levels and to provide additional demand for the commercial uses in this mixed-use environment."* (page 263).
 - a. The applicant is proposing 345 net new residential units, of which 51 will be MPDUs, aligning with this and other housing policies noted in the Comprehensive Plan.
5. In many places throughout the Comprehensive Plan the creation of a public park in the vicinity of the project site is recommended. This desire can be found within the Planning Area 1 chapter as:

Focus Area 4 - *“A future public park is recommended in the general location where the green asterisk is placed on the Land Use Policy Map Figure 44. The asterisk indicates the City’s intention to establish a public park in this general area, either by means of land dedication as part of a development project, purchase, land swap or some other method, that would serve as a small gathering and amenity spaces for visitors to the area.”* (page 259).

Recreation & Parks Policy Recommendation #9 - *“Study the potential for a new public park in Town Center that can be used for large public events, music concerts, theater performances, farmers markets, and holiday festivals; and for passive recreation and relaxation at other times.”* (page 262)

Recreation & Parks Policy Recommendation #11 - *“Small urban parks should be maintained and added to enhance the pedestrian environment throughout Town Center and serve as locations for public landmarks.”* (page 262)

- a. The applicant shows the creation of two triangular “outparcels” that would be created west of the Maryland Avenue extension. In their project narrative, the applicant indicated that the use of those parcels has not been determined at this time. Staff would like to see those parcels become parks or other open space amenities to be compliant with this element of the Comprehensive Plan. Staff encourage the applicant to work with the city, particularly the Department of Recreation and Parks, to determine a use for these two parcels that meets the needs and goals of both the applicant and the City.

Forestry (SR)

1. See plan mark-ups.

Fire (CB)

1. See site plan for comment markups.

Building (CD)

1. No comments at this time.

DPW Comments

Engineering (SM)

1. See site plan for comment markups.
2. Pre-App SWM Concept comments provided separately.

Traffic and Transportation (AWL/FM)

1. See site plan for comment markups.

HCD Comments

Housing (PT)

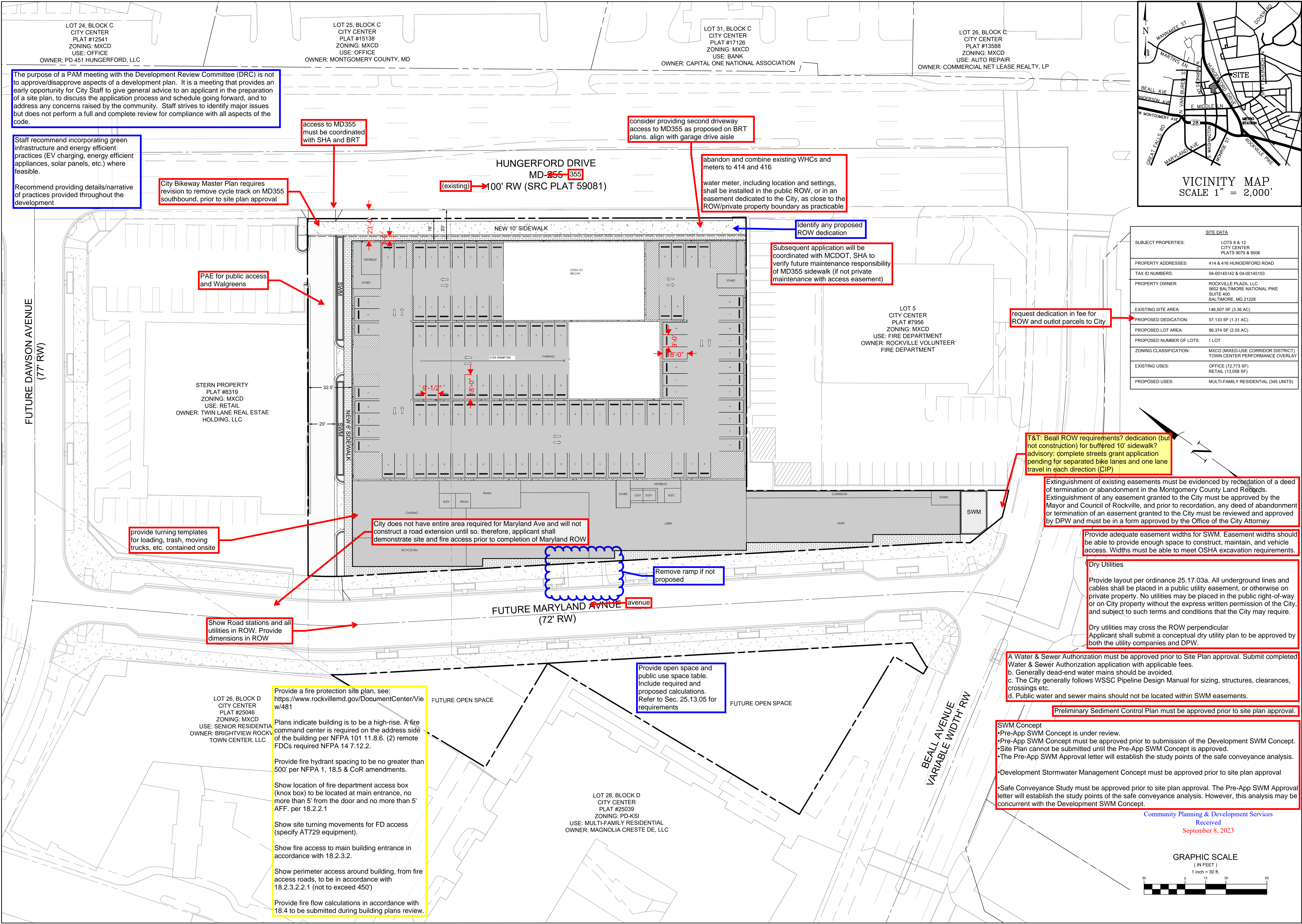
1. The applicant is required to provide 15% of the total units as MPDU.
2. Residential units constructed on this site must comply with the standards and requirements of the Rockville Moderately Priced Dwelling Unit Chapter 13.5 of the Rockville City Code.
3. Staff want the applicant to identify the location of MPDU units, which must be distributed throughout the building in all sections and levels of the building, so as not to concentrate all MPDUs in one section(s) of the building.
4. The MPDUs should be indistinguishable from the market rate units.
5. The MPDUs must be income tiered at three income bands—50%, 60% and 80% of AMI.
6. The applicant must provide the list of all the MPDU units and site plan.
7. The staff would like to propose that the applicant must designate a few ADA/UFAS (accessible) units within the MPDU.
8. Before applying of any building permits, an MPDU Rental Offering Agreement must be executed and MPDU Declaration of Covenants and Restrictions must be recorded in a form approved by the Mayor and Council and the Office of the City Attorney.

RPD Comments

Parks

1. The City recommends that the two parcels, labeled as “future open space” on the site, be dedicated to the City for park land. Further coordination with the Applicant will be necessary for the dedication, design, and improvements of this space. At this time, the City’s Parks and Recreation Department is interested in utilizing this space for a dog park with two separate areas serving small and large dogs.
2. Publicly Accessible Art in Private Development Ordinance will apply to this project. Link to ordinance, manual, and application: [Publicly Accessible Art | Rockville, MD - Official Website \(rockvillemd.gov\)](#)

Note: At the time of the next submittal, the applicant will need to provide a point-by-point response letter noting how the staff review comments have been addressed. Comments provided in letter format can be addressed letter format. Comments provided in the plans should be addressed via plan markups rather than letter format. See attached example.



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Staff recommend incorporating green infrastructure and energy efficient practices (EV charging, energy efficient appliances, solar panels, etc.) where feasible.

Recommend providing details/narrative of practices provided throughout the development

City Bikeway Master Plan requires revision to remove cycle track on MD355 southbound, prior to site plan approval

access to MD355 must be coordinated with SHA and BRT

consider providing second driveway access to MD355 as proposed on BRT plans. align with garage drive aisle

abandon and combine existing WHCs and meters to 414 and 416

water meter, including location and settings, shall be installed in the public ROW, or in an easement dedicated to the City, as close to the ROW/private property boundary as practicable

Identify any proposed ROW dedication

Subsequent application will be coordinated with MCDOT, SHA to verify future maintenance responsibility of MD355 sidewalk (if not private maintenance with access easement)

PAE for public access and Walgreens

request dedication in fee for ROW and outlot parcels to City

T&T: Beall ROW requirements? dedication (but not construction) for buffered 10' sidewalk? advisory: complete streets grant application pending for separated bike lanes and one lane travel in each direction (CIP)

Extinguishment of existing easements must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Extinguishment of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney

Provide adequate easement widths for SWM. Easement widths should be able to provide enough space to construct, maintain, and vehicle access. Widths must be able to meet OSHA excavation requirements.

Dry Utilities

Provide layout per ordinance 25.17.03a. All underground lines and cables shall be placed in a public utility easement, or otherwise on private property. No utilities may be placed in the public right-of-way or on City property without the express written permission of the City, and subject to such terms and conditions that the City may require.

Dry utilities may cross the ROW perpendicular

Applicant shall submit a conceptual dry utility plan to be approved by both the utility companies and DPW.

A Water & Sewer Authorization must be approved prior to Site Plan approval. Submit completed Water & Sewer Authorization application with applicable fees.

b. Generally dead-end water mains should be avoided.

c. The City generally follows WSSC Pipeline Design Manual for sizing, structures, clearances, crossings etc.

d. Public water and sewer mains should not be located within SWM easements.

Preliminary Sediment Control Plan must be approved prior to site plan approval.

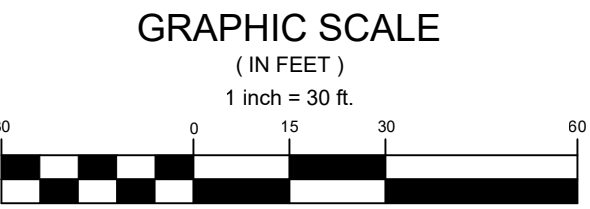
SWM Concept

- Pre-App SWM Concept is under review.
- Pre-App SWM Concept must be approved prior to submission of the Development SWM Concept.
- Site Plan cannot be submitted until the Pre-App SWM Concept is approved.
- The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis.

•Development Stormwater Management Concept must be approved prior to site plan approval

•Safe Conveyance Study must be approved prior to site plan approval. The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis. However, this analysis may be concurrent with the Development SWM Concept.

Community Planning & Development Services
Received
September 8, 2023



Provide a fire protection site plan, see: <https://www.rockvillemd.gov/DocumentCenter/View/481>

Plans indicate building is to be a high-rise. A fire command center is required on the address side of the building per NFPA 101 11.8.6. (2) remote FDCs required NFPA 14 7.12.2.

Provide fire hydrant spacing to be no greater than 500' per NFPA 1, 18.5 & CoR amendments.

Show location of fire department access box (knock box) to be located at main entrance, no more than 5' from the door and no more than 5' AFF. per 18.2.2.1

Show site turning movements for FD access (specify AT729 equipment).

Show fire access to main building entrance in accordance with 18.2.3.2.

Show perimeter access around building, from fire access roads, to be in accordance with 18.2.3.2.1 (not to exceed 450')

Provide fire flow calculations in accordance with 18.4 to be submitted during building plans review.

Provide open space and public use space table. Include required and proposed calculations. Refer to Sec. 25.13.05 for requirements

LOT 28, BLOCK D
CITY CENTER
PLAT #25039
ZONING: PD-KSI
USE: MULTI-FAMILY RESIDENTIAL
OWNER: MAGNOLIA CRESTE DE, LLC

LOT 26, BLOCK D
CITY CENTER
PLAT #25046
ZONING: MXCD
USE: SENIOR RESIDENTIAL
OWNER: BRIGHTVIEW ROCKVILLE TOWN CENTER, LLC

LOT 5
CITY CENTER
PLAT #7956
ZONING: MXCD
USE: FIRE DEPARTMENT
OWNER: ROCKVILLE VOLUNTEER FIRE DEPARTMENT

SITE DATA	
SUBJECT PROPERTIES:	LOTS 8 & 12 CITY CENTER PLATS 9079 & 9506
PROPERTY ADDRESSES:	414 & 416 HUNGERFORD ROAD
TAX ID NUMBERS:	04-00145142 & 04-00145153
PROPERTY OWNER:	ROCKVILLE PLAZA, LLC 5602 BALTIMORE NATIONAL PIKE SUITE 400 BALTIMORE, MD 21228
EXISTING SITE AREA:	146,507 SF (3.36 AC)
PROPOSED DEDICATION:	57,133 SF (1.31 AC)
PROPOSED LOT AREA:	89,374 SF (2.05 AC)
PROPOSED NUMBER OF LOTS:	1 LOT
ZONING CLASSIFICATION:	MXCD (MIXED-USE CORRIDOR DISTRICT), TOWN CENTER PERFORMANCE OVERLAY
EXISTING USES:	OFFICE (72,773 SF) RETAIL (13,058 SF)
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL (345 UNITS)

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GR33 WSSC XXXX

PLAT 9079 (LOT 8)
PLAT 9506 (LOT 12)
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 8 & LOT 12
"CITY CENTER"

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 30'
DATE	03.16.2023

PROJECT PLAN

civil and architect
plans don't share the
same floor plan layouts



UNIT AREAS: RENTAL UNIT AREAS ARE CALCULATED FROM EXTERIOR FACE OF SHEATHING ON EXTERIOR WALLS, CENTERLINE OF DEMISING WALLS, AND CORRIDOR FACE OF CORRIDOR WALLS.

PROGRAM AREA GSF: PROGRAM AREA GSF DOES NOT INCLUDE EXTERIOR SPACES; GSF INCLUDES RESIDENTIAL, RETAIL AND LOADING AREAS

RESIDENTIAL BUILDING EFFICIENCY: RETAIL, PARKING, EXTERNAL LOADING, NON-RESIDENTIAL LOADING AND ANY OTHER NON-RESIDENTIAL AREAS, ARE EXCLUDED FROM THE RESIDENTIAL EFFICIENCY CALCULATIONS

RESIDENTIAL NET SQUARE FOOTAGE (NSF) IS AREA OF RESIDENTIAL UNITS.

UNIT TYPE SUMMARY												
UNIT TYPE	SUBTOTAL	TARGET %	FLOORS								TOTAL AREA	
			LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8		
STANDARD	404.6	5%	2	3	4	5	5	5	0	0	15,678 SF	
STANDARD	183	56.8%	5%	3	30	30	30	30	30	0	133,524 SF	
STANDARD	29.9	5%	0	6	3	3	3	3	0	0	18,908 SF	
STANDARD	104.4	100%	1	11	12	12	12	12	12	0	77,446 SF	
STANDARD	63.8	16.5%	0	2	2	3	3	3	3	0	20,220 SF	
TOTAL	254.5	322	100.0%	6	52	52	53	53	53	0	265,790 SF	

PARKING	
LEVEL	SPACES
P3	136
P2	145
P1	136
TOTAL	417

CITY OF ROCKVILLE, ZONING ORDINANCE/
ARTICLE 16. PARKING & LOADING, SEC.16.23.01 NUMBER OF SPACES REQUIRED:
REQUIRED PARKING SPACES CALCULATION PER RESIDENTIAL DWELLING, MULTIPLE UNIT

• FOR 0 BEDROOMS [STUDIO UNIT]	1	25 STUDIOS	= 25 SPACES
• FOR 1 BEDROOM	1	183 1BRs	= 183 SPACES
• FOR 2 OR MORE BEDROOMS [1BRD & 2BR UNITS]	1.5	21 BRDs + 73 2BRs	= 141 SPACES
• FOR 2 OR MORE BEDROOMS [2BRD UNITS]	1.5	16 2BRDs	= 24 SPACES
		TOTAL REQUIRED =	373 SPACES

REQUIRED BIKES PARKING CALCULATION PER RESIDENTIAL, DWELLING, MULTIPLE UNIT
 1 PER 3 UNITS = 318 / 3 = 106 TOTAL 106 BIKES PARKING

Short-term: 1 per 50
Long-term: 1 per 3

Add short-term and identify location in plan. Revise long-term calculation.

Refer to Sec. 25.16.09 for bicycle parking standards

Add short-term and identify location in plan. Revise long-term calculation.

Refer to Sec. 25.16.09 for bicycle parking standards

Refer to Sec.
25.16.09 for bicycle
parking standards

HUNGERFORD PLAZA
HUNGERFORD, ROCKVILLE, MD

03.24.23

PROFESSIONAL SEAL
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 REVISIONED BY ME AND THAT I AM A DULY LICENSED ARCHITECT
 UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER
 _____, EXPIRATION DATE: 06/01/2000






WDG PROJECT NO: WA22003
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UNIT MATRIX / AREA
TABULATION

SCALE

A0121

PARKING	
LEVEL	SPACES
P3	136
P2	145
P1	136
TOTAL	417

 ELEV
 ELEV CONTROL RM
 PARKING
 STAIRS
 VESTIBULE
 WATER ROOM

TE

HUNGERFORD PLAZA
HUNGERFORD, ROCKVILLE, MD

HUNGERFORD, ROCKVILLE, MD

03.24.23

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xxx. EXPIRATION DATE xx-xx-xxxx.

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OVERALL LEVEL P3
FLOOR PLAN

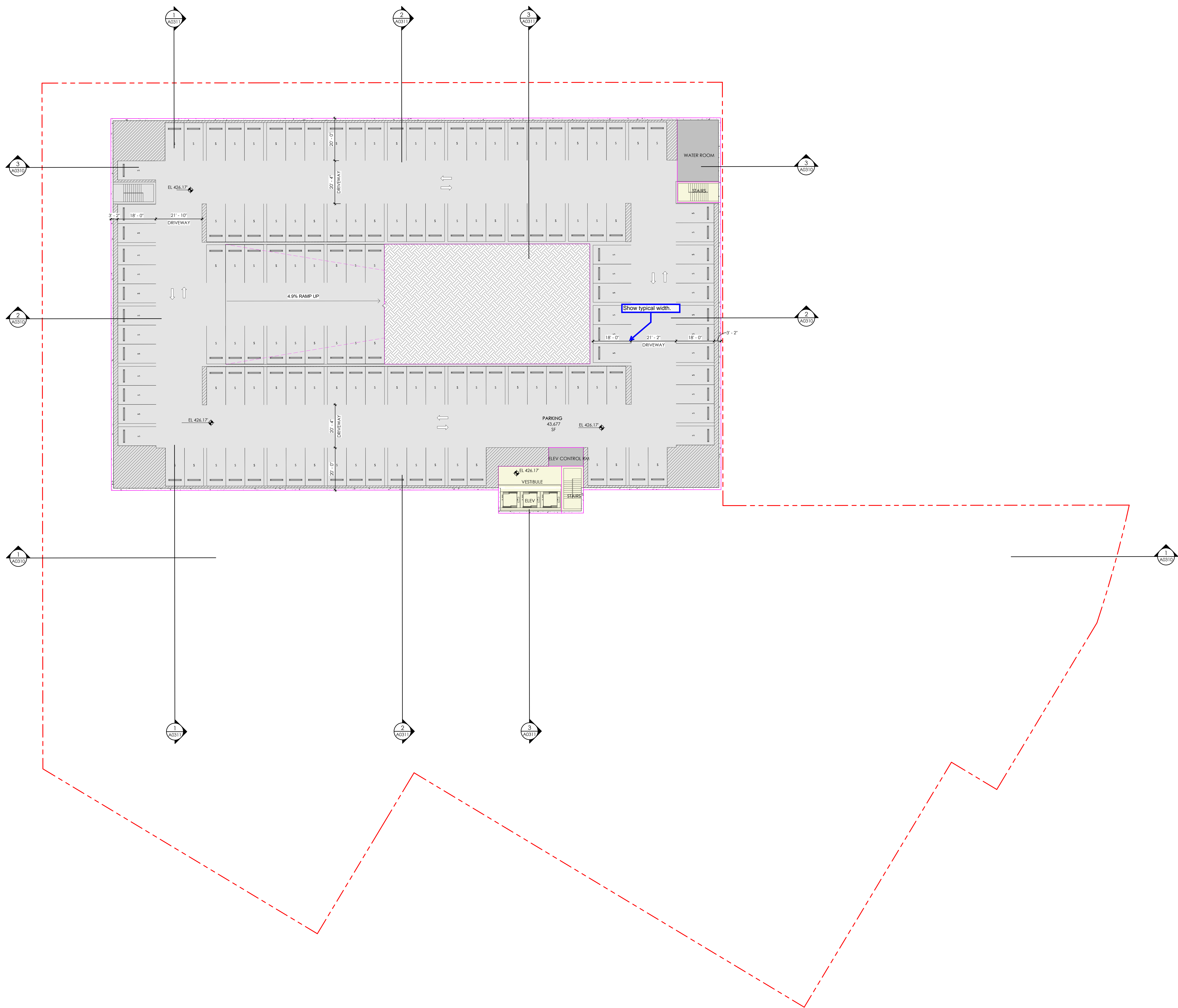
0' 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

A0200

Community Planning & Development Services
Received
September 12, 2023

1 OVERALL LEVEL P3 FLOOR PLANS
SCALE: 1/16" = 1'-0"



WDG

WDG ARCHITECTURE, PLLC
1025 CONNECTICUT AVENUE NW
SUITE 300
WASHINGTON DC 20036
TEL 202 857 8300
www.wdgarch.com

PARKING	
LEVEL	SPACES
P3	136
P2	145
P1	136
TOTAL	417

TEL

HUNGERFORD PLAZA
HUNGERFORD, ROCKVILLE, MD

03.24.23

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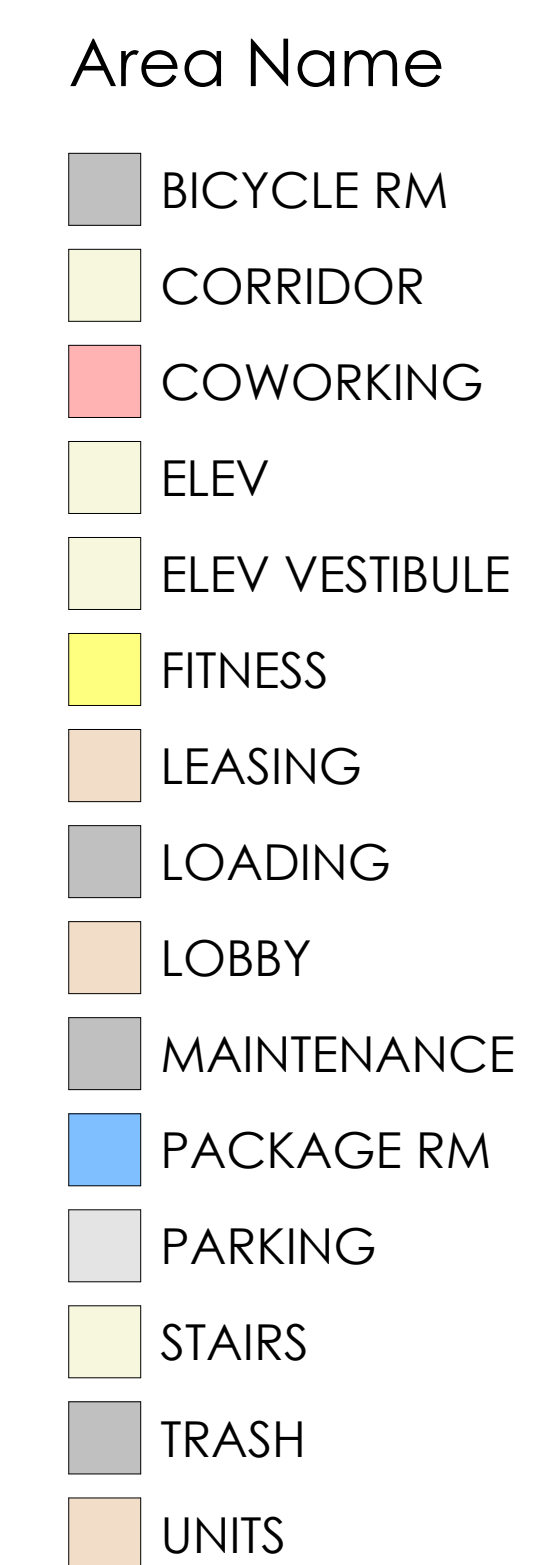
OVERALL LEVEL P2
FLOOR PLAN

A0201

1 OVERALL LEVEL P2 FLOOR PLAN
SCALE: 1/16" = 1'-0"

Community Planning & Development Services
Received
September 12, 2023

PARKING	
LEVEL	SPACES
P3	136
P2	145
P1	136
TOTAL	417



Community Planning & Development Services
Received
September 12, 2023

A0203



A0204



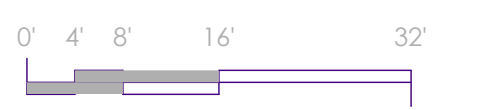
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HUNGERFORD PLAZA
HUNGERFORD, ROCKVILLE, MD

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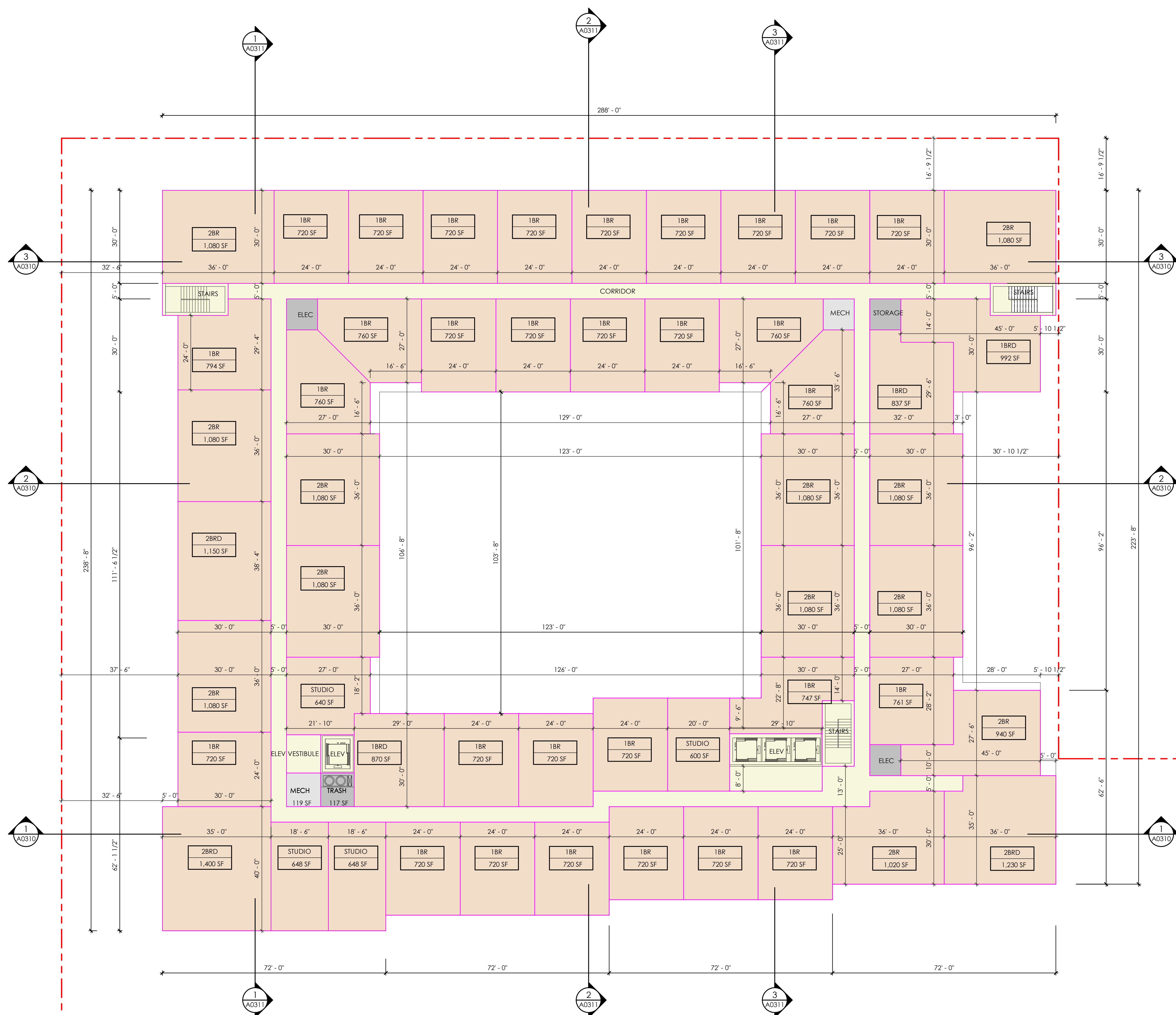
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_____, EXPIRATION DATE ____-____-____.

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OVERALL LEVELS 4 -
FLOOR PLANS

SCALE: 1/16" = 1'-0"

A0205



① OVERALL LEVELS 4 - 7 FLOOR PLANS
SCALE: 1/16" = 1'-0"

Community Planning & Development Services
Received
September 12, 2023

HUNGERFORD PLAZA
HUNGERFORD, ROCKVILLE, MD

A0310



TE

HUNGERFORD PLAZA
HUNGERFORD, ROCKVILLE, MD

[illegible]

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EXPIRATION DATE: _____

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OVERALL BUILDING
SECTIONS

0' 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

A0311

